

PLANNING COMMISSION PUBLIC HEARING MINUTES

Community Center
1808 Main Street, Lake Stevens
Wednesday, November 6, 2013

CALL TO ORDER: 7: 00 pm by Chair Huxford

MEMBERS PRESENT: Chair Janice Huxford, Vice-Chair Gary Petershagen, Linda Hoult, Pam Barnet, Tom Matlack and Sammie Thurber

MEMBERS ABSENT: Jennifer Davis

STAFF PRESENT: Planning Director Rebecca Ableman, Principal Planner Karen Watkins, Senior Planner Russ Wright and Planning/Public Works Coordinator Georgine Rosson

OTHERS PRESENT: Chair Huxford welcomed the following members of the public:
Mirza Avdic
Bill Barnet

Excused Absence: Commissioner Hoult motioned to excuse Commissioner Davis, Commissioner Thurber second, motion passed 6-0-0-1.

Guest Business: None

Action Items:

Approval of Minutes from October 2, 2013: Commissioner Barnet motioned to approve minutes, Commissioner Thurber second, motion passed 4-0-2-1. Chair Huxford and Commissioner Hoult abstained.

Public Hearing:

Staff Presentation: 2013 Comprehensive Plan Amendments (2013 Docket) and Code Housekeeping Amendments – Final Review and Recommendation - Principal Planner Karen Watkins and Senior Planner Russ Wright:

Principal Planner Watkins explained, under the Growth Management Act, the city is allowed to amend the Comprehensive Plan and Future Land Use Map once per year, with a few exceptions. This process is called the "Docket". This year's docket has one map correction proposed by the City, seven text amendments proposed by the City, and Code Housekeeping Amendments. The Planning Commission held a public hearing for recommendation to ratify the 2013 Docket on June 19, 2013. City Council ratified the 2013 Docket on July 8, 2013. Placeholders for the downtown framework plan were removed (RM-2 and RT-2) because this was not approved this year. In addition, RT-8 was an open item to allow the City Council to add any additional items to the Docket. During review of the Park Plan, it was determined that park projects need to be added to Chapter 8, Capital Facilities Element.

All Comprehensive Plan and code proposals meet requirements for granting approval of the proposed amendments. Planner Watkins briefly discussed each comprehensive plan amendment, highlighting the six criteria listed in the Comprehensive Plan to grant or deny a Plan amendment, and pausing for questions at the end of each amendment. Senior Planner Wright presented Text Amendment T-3, which is the code amendment to replace Parks, Recreation and Open Space Element (Chapter 5). Planner Wright highlighted the major changes to the Park Plan, including level of service, survey results, and updated goals and policies. Planner Wright also presented text amendment T-8, which is a proposal for text changes to the Capital Facilities Element, adding a Joint Planning Project with Snohomish County for Cavalero Hill Park and adding additional projects related to the updated Parks and Recreation Plan.

Principal Planner Watkins finished with the comprehensive plan amendments and moved on to the Code Housekeeping Amendments. The Housekeeping Amendments correct minor code errors and revisions found during code implementation and update code to be consistent with the GMA Comprehensive Plan. Planner Watkins highlighted a few of the changes, including removing the board of appeals from the Building and Construction Code and adding that appeals will be made to the Hearing Examiner. Commissioner Matlack asked if any of the changes affected density, intensity or permitted uses. Planner Watkins responded none of the changes affects those things. Vice-Chair Petershagen asked if there had been any comments from the public, Planner Watkins responded there have been no comments from the public. Planner Watkins mentioned there would be two separate recommendations to council.

Close Public Hearing for 2013 Comprehensive Plan Amendments (2013 Docket) and Code Housekeeping Amendments – Final Review and Recommendation:

Commissioner Hoult motioned to close the public hearing portion of the meeting, Commissioner Barnet second, motion passed 6-0-0-1.

Commission Action for 2013 Comprehensive Plan Amendments (2013 Docket) – Final Review and Recommendation:

Commissioner Hoult motioned to recommend to Council approval of one map correction and seven Comprehensive Plan text amendments as presented by staff, second by Commissioner Thurber, motion passed 6-0-0-1.

Commission Action for 2013 Code Housekeeping Amendments – Final Review and Recommendation:

Commissioner Hoult motioned to recommend to Council approval of Code Housekeeping amendments as presented by staff, second by Commissioner Barnet, motion passed 6-0-0-1.

Discussion Items: None

Commissioner Reports:

Commissioner Hoult has a greater appreciation and praise for the city. She has been working with the City of Seattle, and she really appreciates how easy it is to work with the City of Lake Stevens.

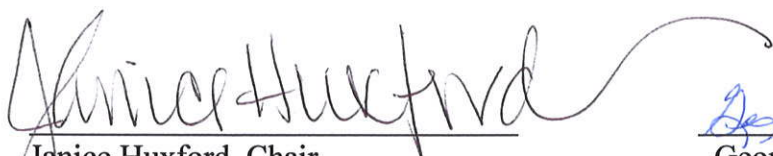
Vice-Chair Petershagen asked again about who is responsible for maintaining the boat launch. Planning Director Ableman responded the city is responsible for maintaining the boat launch. Mr. Petershagen asked if there is a maintenance schedule, Director Ableman said she would check into this and get back to him. Chair Huxford mentioned there was a noticeable negative difference in the condition of the boat launch from the beginning to the end of summer this year. Chair Huxford also mentioned the theme for the 2014 Aquafest will be an "All American Aquafest, United We Lake", and the Grand Marshall will be Bill Iffrig of Boston Marathon fame.

Commissioner Barnet mentioned the Design Review Board's last meeting was long, but it is gratifying to see growth beginning to happen along 20th St SE. Commissioner Matlack mentioned that Snohomish County is beginning their Comprehensive Plan update; they are looking at three alternatives. Mr. Matlack has signed up to be a party of record. He also mentioned an article in The Herald regarding the City of Wenatchee invoking a small clause related to federal laws to keep marijuana out of the city. Planning Director Ableman responded staff has drafted marijuana regulations that have gone before council, and will go before council again next week. The city is working with neighboring jurisdictions to align our regulations. The Commissioners will see draft regulations in December with a public hearing in January. Commissioner Barnet asked if the city has received any applications for retail outlets, Ms. Ableman responded the city has received one business license application, but it was denied. Commissioner Matlack asked which agency would screen applications, Ms. Ableman responded both the state and the city would review applications, but currently the city is under a moratorium.


Planning Director's Report:

Planning Director Ableman acknowledged Senior Planner Wright for his phenomenal job on the Park Plan Update. This update will allow the city to prioritize where dollars need to be spent and enable the city to apply for grants. Ms. Ableman also acknowledged Principal Planner Watkins for her work on the docket and noted Ms. Watkins is leaving the City for San Bernardino County, California. The Commissioners all wished her well. The Design Review Board heard three projects at their last meeting: an addition to Tom Thumb grocery, a proposed 20th Street Market and Deli new business, and a 70-lot subdivision at 1525 - 99th Ave SE. Ms. Ableman stated she is also following the Snohomish County comprehensive plan update, specifically how it might affect the City's UGA. Commissioner Matlack asked about an upcoming public hearing before the Hearing Examiner. Ms. Ableman responded the public hearing is for the S & G Development, a 70-lot plat at 1525 - 99th Ave SE and the Bayview Development, an 18-lot plat at 927 - 79th Ave SE.

Adjourn. Commissioner Hoult motioned to adjourn at 7:30 p.m., Vice-Chair Petershagen second, motion passed. 6-0-0-1.



Janice Huxford, Chair



Georgine Rosson, Planning/Public
Works Coordinator

